Address New Owner:
John M. Thrower, etux
5849 Beauregard Dr.
Nashville, Tenn. 37215

MAIL TO

Send Tax Bills:
First Federal
4th + Union St.
Nashville, Tenn.

BOOK 5030 PAGE 616

THIS INSTRUMENT PREPARED BY:
Larry Stewart, Attorney
111 Lyle Avenue
Nashville, Tennessee 37203

MAP 145-10
PAR. 3. m.p

WARRANTY DEED

This instrument made and entered into on this the 19th day of May, 1976, by and between JAMES BRADLEY WHITFIELD and DONNA T. WHITFIELD, parties of the first part, and JOHN M. THROWER and wife, DONNA T. THROWER, parties of the second part, all of Nashville, Tennessee,

WITNESSETH

That for an in consideration of the sum of Twelve Thousand Dollars ($12,000.00), cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, the parties of the first part as tenants-in-common, have this day granted, bargained and sold and by these presents, grant, bargain, sell and convey unto the parties of the second part as tenants-by-the-entireties, their heirs and assigns, the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Tyne Valley Estates, Section IV, as of record in Book 3600, page 10, Register's Office for said County, described as follows:

Beginning on the south margin of Beauregard Drive at the corner of Lots Nos. 40 and 41; thence easterly with said Drive, 143.7 feet to a monument at the beginning of a curve; thence southeasterly with said Drive, 49.8 feet to a monument; continuing southerly and easterly around another curve, 64.41 feet to the corner of Lots 38 and 40; thence southeasterly along the line of said Lots, 285.6 feet; thence along the rear line of Lot No. 40 in a westerly direction 408.96 feet to the corner of Lots Nos. 40 and 41; thence northerly along the line of said Lots, 231.4 feet to the beginning.

Being the same property conveyed to James Bradley Whitfield and wife, Donna T. Whitfield, by deed from Walter E. Robertson and wife, as of record in Book 4068, page 124, said Register's Office.

Said property being subject to a Deed of Trust given by James Bradley Whitfield and wife, Donna T. Whitfield to Louis R. Linx, as Trustee for First Federal Savings and Loan Association of Nashville, of record in Book 4109, page 664, in the Register's Office for Davidson County, Tennessee

Any and all unpaid taxes or liens on the above described property are to be paid or satisfied by the buyers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 1st DAY OF June 1976.

Deputy Register

To have and to hold unto the said parties of the second part, their heirs and assigns, in fee simple, forever.

And the parties of the first part covenant to and with the parties of the second part that they are lawfully seized and possessed of said real estate, that they have a good and lawful right to sell and convey the same, that the same is clear and unencumbered, and that they will forever warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

In testimony whereof the parties of the first part have hereunto set their signatures this the day and date first above written.

Donna J. Fairfield

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed to and sworn before me, this the 19th day of May, 1976.

Linda Kay Johnson
NOTARY PUBLIC

My Commission expires:
05/29/79

IDENTIF. REFERENCE

JUN 1 1 31 PM '76
REGISTER
DAVIDSON CO. TENN.

JUN-76	CONV	12,000.00			
JUN-76	S'TAX		B*	31.20	
JUN-76	PR'FEE		B*	.50	
JUN-76	W'DEED		B*	4.00	* 35.70